



Belmont Stiperstones, Snailbeach, Shrewsbury,
Shropshire, SY5 0LZ

www.hbshrop.co.uk



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A very well maintained, beautifully positioned three bedroom detached dormer bungalow occupying a delightful position, enjoying open aspect views to most angles with the backdrop of the famous Stiperstones itself. The village has a popular pub and village shop and also being approximately 3 miles from the large village of Minsterley , which has a variety of local amenities and is approximately 13 miles South West of Shrewsbury which has excellent railway and road links to the Midlands and North Wales. The property is surrounded by large gardens approaching approximately 1/5th of an acre and is set within the stunning surroundings of Stiperstones an area of outstanding natural beauty. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hall, lounge, conservatory/sun room, kitchen/breakfast room, rear porch/utility, dining room, downstairs bedroom, downstairs bathroom, first floor landing, two good size bedrooms, separate WC, extensive parking and turning for a number of vehicles including space for motorhome/caravan, detached sectional garage, attractive mature and established grounds surrounding property approaching approximately 1//5th of an acre, oil fired central heating, UPVC double glazing,

The accommodation in greater detail comprises:

UPVC glazed entrance door with side panel (which is located to the rear of the property) gives access to:

Entrance hall

With laminate wooden flooring, staircase rising to first floor landing, radiator, telephone point.

Part glazed panel door from entrance hall gives access to:

Lounge

12'8 into alcove x 14'3
Having UPVC double glazed window with beautiful open outlook over local farmland, countryside and beyond, coving to ceiling, brick inglenook with wood burner, raised stone hearth with oak mantle above, TV aerial point.

Double French doors and step down from lounge gives access to:

Conservatory

12'1 x 7'6
Having wooden laminate flooring, low brick wall with UPVC double glazing and polycarbonate roof with sliding patio door to rear garden. A particular feature of the room is the beautiful open aspect views over the garden, local farmland, countryside and beyond.

Part glazed door from entrance hall gives access to:

Kitchen/breakfast room

12'8 x 11'4
Having a range of modern eye level and base units with built-in cupboards and drawers, fitted wooden worktops with 1 1/2 single sink drainer unit with mixer tap over, space and recess for fridge freezer, space for dishwasher, built-in Neff electric oven and grill, feature Stanley oil fired range cooker with solid hot plate which provides central heating and hot water to the property with extractor fan above, ceramic tiled floor, two UPVC double glazed windows

Part glazed door and step down into:

Rear porch/utility

10'1 x 6'9
Having stainless steel single drainer sink unit with mixer tap, work surface, base units, space for washing machine, vinyl tiled effect flooring, space for freezer, UPVC double glazed windows and polycarbonate roof enjoying a beautiful aspect over the gardens, local farmland, countryside and beyond., further UPVC double glazed door with windows to side gives access to rear.

Part glazed door from entrance hall gives access to:

Dining room

12'1 x 11'11
Having UPVC double glazed window to front, radiator, coving to ceiling.

From entrance hall, then leads to ground floor bedroom:

Bedroom one

11'10 x 10'8
Having UPVC double glazed window having a lovely aspect over local countryside, comprehensive range of pine floor to ceiling fitted wardrobes running the complete length of one wall comprising: three double one with double mirror fronted doors and two single wardrobes, radiator.

Door from entrance hall gives access to:

Downstairs bathroom

Having panel jacuzzi bath, Heritage pedestal wash hand basin, Roca low flush WC, two UPVC double glazed windows, radiator, fully tiled to walls, separate glazed shower cubicle with Triton electric shower, pull cord.

From entrance hall, stairs rise to first floor landing:

First floor landing

Having a built-in airing cupboard with hot water cylinder, cold water tank and slatted shelving.

From first floor landing, doors give access to: Two bedrooms

Bedroom two

11'5 x 11'8
Having UPVC double glazed window, radiator, useful access storage into eaves

Bedroom three

11'8 x 12'3
Having UPVC double glazed window enjoying a panoramic view over garden, local farmland, countryside and beyond, useful under eaves storage, central chimney breast, radiator

Separate WC

Having wash hand basin, sealed unit double glaze window set to ceiling.

Outside

The property is approached via a shared driveway which leads onto an extensive tarmacadam drive and parking area. There is room to the side of the garage which could be used for a motor home and has parking for approximately 5 vehicles.

Access from driveway leads to a:

Detached sectional garage

23'11 max x 8'6
Having double wooden doors, power and lighting, two windows and workshop area, double wrought iron gates and a single wrought iron gate which gives access to wooden pergola with paved area.

Gardens

A particular feature of the property are the beautiful landscaped gardens which extend in total for approximately 1/5th of an acre having mature raised flower and shrub borders, concrete pathway which surrounds the property flanked to the front, side and rear by lawn, stone rockery with flower and shrubs beds, sun terrace, ornamental fish pond, oil storage tank, raised flower and shrub border to the rear and side of the garage. The property is surrounded by mature hedging and has a fenced raised vegetable gardens, lawn area, timber shed, greenhouse, outside lighting, outside cold water tap, selection of fruit trees and is situated in a wonderful rural location, enjoying far reaching views towards all aspects over local farmland, countryside and beyond.

Directions

From Shrewsbury head out onto the A488 through the villages of Hanwood, Pontesbury and Minsterley. On leaving Minsterley (by the primary school) continue for approximately 1/2 mile turning left sign posted for Snailbeach and Stiperstones, travel through the village of Snailbeach and upon reaching Stiperstones continue in the village past the Stiperstones Inn and Stiperstones C of E primary school. There is a sign for Coronation Cottages

which can be found approximately 0.1 of a mile on the right hand side, take that turn and Belmont can be located at the bottom of the driveway on the left hand side indicated by our For Sale sign.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

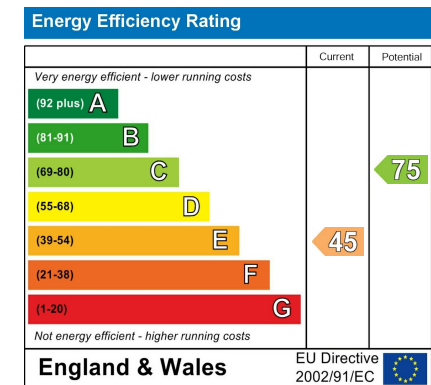
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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FLOORPLANS

